



  
Solicitors & Estate Agents  
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27/1L Arklay Street  
DUNDEE, DD3 7LJ



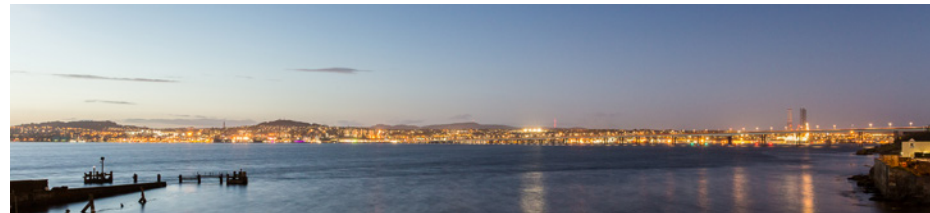
# THE LOCATION

DUNDEE, DD3 7LJ

Dundee is situated on the north bank of the Firth of Tay, and bounded by the Sidlaw Hills, modern Dundee is known as the 'City of Discovery' - a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth-largest city. Dundee has two world-class universities, some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all the family.

There is a mainline railway station, with services to the south and a regional airport with flights to London City, Belfast and Birmingham. The A90 dual carriageway provides fast access to Perth and central Scotland, as well as to Aberdeen.

Carnoustie, with its world-famous golf course, is very easily reached. There are a number of other fine links courses in the area including Barry, Panmure and Monifieth. St Andrews is also within easy driving distance. There is sailing on the Tay and pleasant sandy beaches along the coast. The Angus Glens lie to the north. Dundee and Abertay Universities are both located within close reach. The Technology Park and Ninewells Hospital and Medical School, the largest teaching Hospital of its kind in Europe are also easily accessible.





# 27/1L ARKLAY STREET

DUNDEE, DD3 7LJ

McEwan Fraser Legal are proud to present an exceptional opportunity to own a delightful one-bedroom flat, ideally situated in a central location, and boasting the added benefit of communal gardens. This spacious residence offers a harmonious blend of contemporary living and timeless charm. With a spacious dining kitchen, a well-appointed bathroom featuring a shower over the bath, and easy access to a range of amenities, this property is sure to captivate both investors and homeowners alike.

Upon entering the flat, you are greeted by a welcoming ambience that flows throughout the entire space. The living area is tastefully adorned with neutral tones, creating a serene and inviting atmosphere. Large windows bathe the room in natural light, accentuating the sense of space and providing an airy feel. This room is an ideal retreat for relaxation, as well as a versatile space for entertaining friends and family. The dining kitchen is a standout feature of this property, exuding both style and functionality. It offers a spacious area for culinary pursuits, with ample countertop space and cabinets for storage. Whether you enjoy hosting dinner parties or simply appreciate the joy of cooking, this well-appointed kitchen is sure to meet your needs and inspire your culinary creativity.

The bedroom is a peaceful sanctuary, providing a tranquil haven for rest and relaxation. With generous proportions and an abundance of natural light, this room offers a cosy retreat after a long day. The neutral decor and carefully chosen finishes add to the overall ambience of comfort and serenity. The bathroom features a shower over the bath, providing the convenience of both options for bathing. This well-designed space ensures functionality without compromising on style, offering a comfortable and modern setting for daily routines.

One of the features of this property is the availability of communal gardens. Residents can enjoy the verdant surroundings, taking advantage of the beautifully landscaped spaces for leisurely strolls, picnics, or social gatherings.

Situated in a central location, this flat offers unparalleled convenience and accessibility. A host of amenities, including shops, restaurants, and cultural attractions, are within easy reach, ensuring that all your daily needs are catered to. With excellent transportation links, commuting to various destinations across the city is effortless, making this property an ideal choice for busy professionals and those seeking a vibrant urban lifestyle.

In summary, this one-bedroom flat with communal gardens offers a fantastic opportunity to own a spacious residence in a central location. With a well-appointed dining kitchen, a bathroom featuring a shower over the bath, and the added benefit of communal gardens, this property provides a comfortable and convenient living experience. Don't miss the chance to make this exceptional property your own. Arrange a viewing today and embrace the possibilities of urban living at its finest.

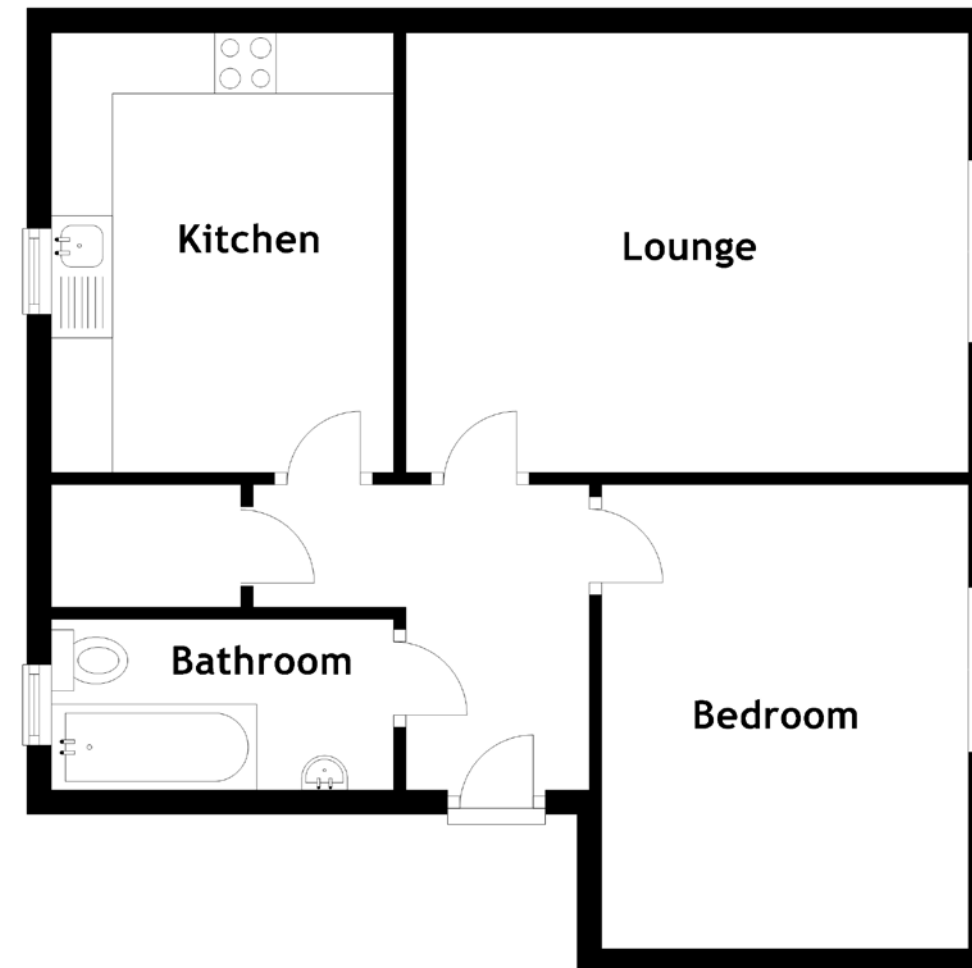






# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

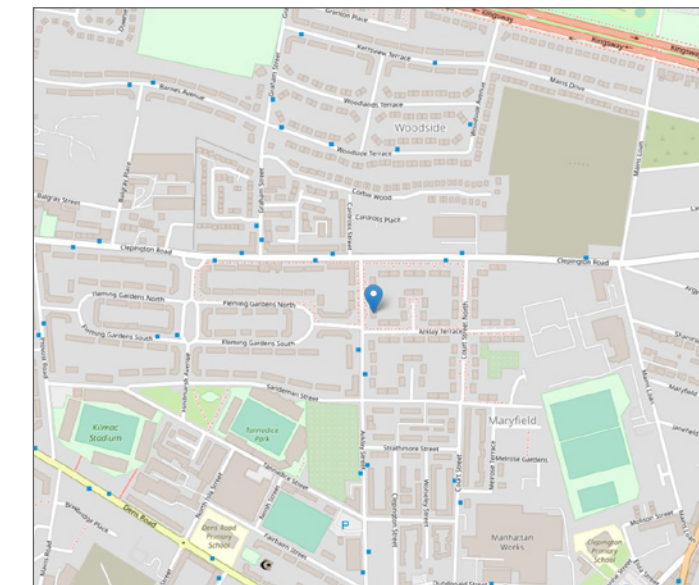


Approximate Dimensions  
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 2.80m (9'2")
Bedroom	3.80m (12'6") x 3.00m (9'10")
Bathroom	2.90m (9'6") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 53m<sup>2</sup>

EPC Rating: C





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Solicitors & Estate Agents

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Text and description  
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 Surveyor



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 Photographer



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**ALLY CLARK**  
 Designer